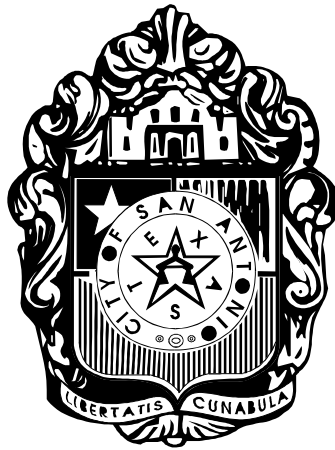


**CITY OF SAN ANTONIO, TEXAS**  
**Housing and Neighborhood Services Department**



**Inner City**  
**Tax Increment Reinvestment Zone Eleven**  
**FY 2007 Annual Report**

**Participation Level of City (100%)**

**December 31, 2007**

# **Inner City Redevelopment Project Tax Increment Reinvestment Zone No. 11 Final Plan of Finance**

## **Introduction**

The Inner City Tax Increment Reinvestment Zone is located in the eastside of the City and encompasses approximately 2.5 square miles (1600 acres). The approximate boundaries of Tax Increment Reinvestment Zone Number Eleven ("TIRZ 11") lie approximately one block north of IH-35 on the north between Broadway on the west and Coliseum Rd. on the east, then south on Coliseum Rd. to Commerce St., then west along Commerce St. to New Braunfels St., then south to Iowa St., then east to Hoefgen Ave., then south to Westfall Ave., then west on Westfall Ave. into Star Blvd. to Probrandt St., then north on Probrandt to Alamo St., then northeast on Alamo St. to St. Mary's St., then north on St. Mary's into Navarro St., and continuing north on Navarro St. to Commerce St., then east to Bowie St., and going north on Bowie St. to Alamo St., and continuing northeast on Alamo St. to Jones Ave., then west on Jones Ave. to Broadway, and then north on Broadway to IH-35. The purpose of the TIRZ 11 is to fund public improvements and encourage economic development. The life of TIRZ 11 is projected to be 14.79 years with a termination date of September 30, 2015 (Fiscal Year).

## **Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, utilities, sidewalks, and park improvements and other costs approved by the TIRZ Board and City Council. The TIRZ 11 will provide a source of funding for public improvements. Annual construction of public improvements will be made in the amount of the TIRZ 11 revenues received through September 30, 2015. The estimated TIRZ 11 revenue to be received through September 30, 2015 is \$15,989,824. The TIRZ 11 revenues in excess of the estimated \$15,989,824 received through September 30, 2015 may be allocated to other projects as directed by the TIRZ 11 Board of Directors.

## **Plan of Finance**

The year 2000 base value of the TIRZ 11 is \$303,650,690. Projected captured values will be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. Captured taxable incremental values will commence in tax year 2001 with collections commencing in fiscal year 2002. Captured values grow from \$13,111,197 in tax year 2001 to \$406,919,137 in tax year 2014.

The City of San Antonio is the sole taxing jurisdiction utilized in the analysis. The City's participation level is 100% and the City's current tax rate per \$100 valuation is \$0.572300. This produces annual revenues of \$833,564 in fiscal year 2007 to \$2,270,578 in fiscal year 2015. Assessed values are increased at a 1.50% per year with no projected increases in the tax rate.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ 11. In addition to the capital costs, other costs to be paid from the TIRZ 11 revenues include City annual administrative fees. Revenues derived from the TIRZ 11 will be used to pay costs in the following order of priority of payment: (i) administrative

fees pertaining to the City; and (ii) second, to fund public improvements, on an annual basis, as TIRZ 11 revenues are available for such payments.

The projected amount of TIRZ 11 revenues to fund capital costs through September 30, 2015 is \$15,989,824. TIRZ 11 revenues in excess of the estimated \$15,989,824 received through September 30, 2015, may be allocated to other projects as directed by the TIRZ 11 Board of Directors and approved by the City Council. Funds for capital improvements available in fiscal year 2002.

### **Limited Obligation of the City or Participating Governmental Entities**

The City shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ 11. The TIRZ 11 collections shall not extend beyond September 30, 2015, and may be terminated prior to September 30, 2015. The public improvement infrastructure costs incurred shall be payable from the TIRZ 11 revenues or other sources of funding that may become available.

### **Reporting**

The City shall submit a project status report and financial report at least annually to the City Council. The City shall also submit a project status report, financial report, or any other report as requested by the City Council within thirty (30) days of such request.

### **Inspection**

The City shall have the right to inspect a project site or sites without notice and request information from developers.

## Inner City Tax Increment Financing Zone

### Sources and Uses of Funds

<b>Sources of Funds</b>	
Projected TIF Revenues	\$ 15,989,824
<b>Total Sources of Funds</b>	<b>\$ 15,989,824</b>
<b>Proposed Projects</b>	
Eastside Sports Complex	\$ 1,832,992
Quiet Zone	\$ 800,000
Victoria Commons	\$ 3,362,169
Barrio Comprehensive	\$ 1,700,000
Friedrich	\$ 850,000
Friedrich Carver	\$ 1,275,000
Oscar Eason Center	\$ 1,700,000
Staybridge	\$ 1,000,000
Eastside Cemetary	\$ 150,000
<b>Total Project Expenses</b>	<b>\$ 12,670,161</b>
Public Improvements	\$ 12,670,161
Administrative Costs	\$ 140,000
<b>Total TIF Expenses</b>	<b>\$ 12,810,161</b>
<b>Total Ending TIF Fund Balance</b>	<b>\$ 3,179,663</b>

#### Notes

-The TIRZ fund will only reimburse up to \$1,832,992 for "user fees" for the Eastside Sport Complex, \$249,148 in Tax Year 2007, \$218,148 in Tax years 2008-2011 and \$237,084 in tax years 2012-2014.

-Tax year 2007 reimbursement to the Eastside Sport Complex for \$249,148 includes: \$218,148 plus a \$31,000 processing fee which is charged to the project.

-The TIRZ fund will reimburse the Quiet Zone for 40% of the Quiet Zone's total project cost, not to exceed \$800,000.

Inner City Tax Increment Financing Zone

Projected Tax Increment Revenue

Tax Year	(1)	(2)	(3)	(4)			(5)				City of San Antonio			Total Tax Increments	Fiscal Year Ending
	Tax Increment Zone										City of San Antonio				
	Beginning Assessed Value	Amended Assessed Value	Abatement Value Adjustment	Exemptions	Beginning Taxable Assessed Value	Value New Improvements	Value Scheduled Improvements	Projected Year-End Assessed Value	Projected Year-End Taxable Value	Projected Assessed Captured Value	Captured Taxable Value	Tax Rate	Tax Increments		
1998															1999
1999											-	-	-	-	2000
2000	303,650,690		8,887,100	12,022,807	282,740,783	9,398,474	1,533,300	314,582,464	295,851,980		-	0.57979	-	-	2001
2001	314,582,464		9,146,300	9,628,184	295,807,980	6,739,005	316,700	321,638,169	301,330,490	13,111,197	13,111,197	0.57854	65,180	65,180	2002
2002	321,638,169		9,146,300	11,169,422	301,322,447	25,372,242	2,246,775	349,257,186	329,515,843	18,589,707	18,589,707	0.57854	100,078	100,078	2003
2003	349,257,186	28,030,994	9,146,300	37,794,334	330,347,546	19,212,175	12,927,500	409,427,855	362,503,427	46,775,060	46,775,060	0.57854	249,076	249,076	2004
2004	409,427,855		7,392,500	11,517,140	390,518,215	3,718,222	6,570,000	419,716,076	387,152,330	51,731,650	51,731,650	0.57854	293,125	293,125	2005
2005	419,716,076			18,909,640	400,806,436	48,358,574	8,543,600	476,618,251	456,044,206	80,307,711	80,307,711	0.57854	454,485	454,485	2006
2006	476,618,251			19,193,285	456,044,206	7,149,274	54,230,000	537,997,524	517,423,479	145,272,429	145,272,429	0.57854	833,564	833,564	2007
2007	537,997,524			19,481,184	517,423,479	8,069,963	31,000,000	577,067,487	556,493,442	206,651,702	206,651,702	0.57230	1,153,101	1,153,101	2008
2008	577,067,487			19,773,402	556,493,442	8,656,012	4,749,000	590,472,500	590,949,454	245,721,665	245,721,665	0.57230	1,371,108	1,371,108	2009
2009	590,472,500			20,070,003	590,949,454	8,857,087	25,800,000	625,129,587	599,806,542	280,177,677	280,177,677	0.57230	1,563,370	1,563,370	2010
2010	625,129,587			20,371,053	599,806,542	9,376,944	-	634,506,531	609,183,486	289,034,765	289,034,765	0.57230	1,612,792	1,612,792	2011
2011	634,506,531			20,676,619	609,183,486	9,517,598	77,191,100	721,215,229	695,892,184	298,411,709	298,411,709	0.57230	1,665,115	1,665,115	2012
2012	721,215,229			20,986,768	695,892,184	10,818,228		732,033,457	706,710,412	385,120,407	385,120,407	0.57230	2,148,943	2,148,943	2013
2013	732,033,457			21,301,569	706,710,412	10,980,502		743,013,959	717,690,914	395,938,635	395,938,635	0.57230	2,209,308	2,209,308	2014
2014	743,013,959			21,621,093	717,690,914	11,145,209		754,159,169	728,836,123	406,919,137	406,919,137	0.57230	2,270,578	2,270,578	2015
2015															2016
2016															2017
2017															2018
2018															2019
2019															2020
											\$15,989,824			\$15,989,824	
	\$ 43,718,500														
	\$ 197,369,510														
	\$ 225,107,975														
	Existing Value Growth Factors														
	Base Model Growth Factor										1.50%			100%	
	Growth Factor Above Base										0.00%			0.00%	
	Combined Growth Rate										1.50%			97.50%	

(1) Tax year 2000 value based on estimated certified values of existing property within the proposed zone. (Provided by the City of San Antonio, Texas).

Note: Base value adjusted from \$304,895,290 to \$304,204,890, from \$304,204,890 to \$304,186,890, and from \$304,186,890 to \$303,650,690.

(2) Gaylord Container received an ad valorem tax abatement through tax year 2004. The land value is taxable, improvements value is abated.

(3) Type of exemptions include Historic, Over-65, Disabled Vets and appraised value limitations. Length of tax exemptions also vary.

(4) Projected value of proposed improvements based on compound annual growth 1.50%.

(5) Projected total taxable value increase over base year 2000 taxable value.

## Inner City Tax Increment Financing Zone

### TIF Revenues Available for Construction

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	TIF Admin. Exp.	Public Improvement Construction Funding	Cumulative Construction
15-Sep-00	2000				
15-Sep-01	2001	-	-	-	-
15-Sep-02	2002	65,180	10,000	55,180	55,180
15-Sep-03	2003	100,078	10,000	90,078	145,258
15-Sep-04	2004	249,076	10,000	239,076	384,334
15-Sep-05	2005	293,125	10,000	283,125	667,458
15-Sep-06	2006	454,485	10,000	444,485	1,111,943
15-Sep-07	2007	833,564	10,000	823,564	1,935,507
15-Sep-08	2008	1,153,101	10,000	1,143,101	3,078,608
15-Sep-09	2009	1,371,108	10,000	1,361,108	4,439,717
15-Sep-10	2010	1,563,370	10,000	1,553,370	5,993,087
15-Sep-11	2011	1,612,792	10,000	1,602,792	7,595,880
15-Sep-12	2012	1,665,115	10,000	1,655,115	9,250,995
15-Sep-13	2013	2,148,943	10,000	2,138,943	11,389,938
15-Sep-14	2014	2,209,308	10,000	2,199,308	13,589,245
15-Sep-15	2015	2,270,578	10,000	2,260,578	15,849,824
15-Sep-16	2016				
15-Sep-17	2017				
15-Sep-18	2018				
15-Sep-19	2019				
15-Sep-20	2020				
		<u>\$ 15,989,824</u>	<u>\$ 140,000</u>	<u>\$ 15,849,824</u>	

## Inner City Tax Increment Financing Zone Participation Levels

Entity	Tax Rate	Level of Participation	% of Project	TIF Revenues
City of San Antonio	0.5723000	100%	100.00%	\$ 15,989,824
	0.5723000		100.00%	\$ 15,989,824

**Inner City Tax Increment Financing Zone**  
**Projected Property Improvement Value**  
(Property Values Added to Tax Roles)

Fiscal Year	La Contessa Hotel	Holiday Inn Express	Best Western Hotel	Victoria Commons	La Quinta Convention Center Inn	Staybridge	Friedrich Building	Carver	Oscar Eason Center	Convention Center Condominium Project	Historic Gardens Phase III	Annual Total	Fiscal Year
2006		1,800,000	2,313,600	4,430,000								8,543,600	2006
2007	23,000,000	1,800,000		4,430,000	25,000,000							54,230,000	2007
2008						18,000,000	8,000,000		5,000,000			31,000,000	2008
2009								1,500,000			3,249,000	4,749,000	2009
2010				25,800,000								25,800,000	2010
2011												-	2011
2012										77,191,100		77,191,100	2012
	\$ 23,000,000	\$ 3,600,000	\$ 2,313,600	\$ 34,660,000	\$ 25,000,000	\$ 18,000,000	\$ 8,000,000	\$ 1,500,000	\$ 5,000,000	\$ 77,191,100	\$ 3,249,000	\$ 225,107,975	

Notes:

- La Quinta Inn/San Antonio Convention Center Inn and Suites project added. Current assessed value is \$6,709,600 ( \$6,000,000 land value and \$709,600 improvement value).
- Historic Gardens phase III property values are projected to come on the tax rolls in FY 2009.



## Inner City Tax Increment Financing Zone

### Projected Improvements

Tax Year	Scheduled Improvements	Other Improvements	Total New Improvements Base Model
1999			-
2000	-	-	-
2001	1,533,300	-	1,533,300
2002	316,700	-	316,700
2003	2,246,775	-	2,246,775
2004	12,927,500	-	12,927,500
2005	6,570,000	-	6,570,000
2006	8,543,600	-	8,543,600
2007	54,230,000	-	54,230,000
2008	31,000,000	-	31,000,000
2009	4,749,000	-	4,749,000
2010	25,800,000	-	25,800,000
2011	-	-	-
2012	77,191,100	-	77,191,100
	<u>\$ 225,107,975</u>	<u>\$ -</u>	<u>\$ 225,107,975</u>